

REZONING REPORT

▶ **FILE #:** 3-A-26-RZ

AGENDA ITEM #: 22

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** 1222 DEVELOPMENT LLC

OWNER(S): Trout Landing LLC

TAX ID NUMBER: 51 016 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8005 MILLERTOWN PIKE

▶ **LOCATION:** North side of Millertown Pike, northeast of Ellistown Rd

▶ **APPX. SIZE OF TRACT:** 1.02 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Millertown Pike, a minor arterial with a pavement width of 19 ft within a right-of-way which varies from 58 ft to 63 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Legg Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** CR (Rural Commercial)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ EXTENSION OF ZONING: Yes, this would be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR(k) (Planned Residential with conditions) up to 2 du/ac

South: Commercial - CR (Rural Commercial)

East: Agriculture/forestry/vacant land - PR(k) (Planned Residential with conditions) up to 2 du/ac

West: Single family residential, commercial - CA (General Business), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has a primarily rural character comprised of single family dwellings on a range of lot sizes and agricultural uses. There is a small commercial node at the intersection of Millertown Pike and Ellistown Road with retail storefronts and a church.

STAFF RECOMMENDATION:

▶ **Approve the CR (Rural Commercial) zone because it is consistent with adopted plans and the surrounding area.**

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 2000s, there has been a gradual shift in zoning from the A (Agricultural) zone to PR (Planned Residential) from up to 1 to 4 du/ac, CA (General Business), and CR (Rural Commercial). Residential zoning has been concentrated along Millertown Pike, a minor arterial road, and commercial zoning has been concentrated at the intersection of Millertown Pike and Ellistown Road.
2. This is a partial rezoning request for the roughly 1.02-acre southwest corner portion of a larger 22.68-acre property. In February 2025, the remaining 21.68 acres were rezoned from A (Agricultural) to PR(k) (Planned Residential with conditions) with up to 2 du/ac (1-G-25-RZ), and a development plan for 43 single-family lots was approved in May 2025.
3. In 2022, approximately 900 ft east of the subject property, the final phase of the Ely Park 279-lot single-family subdivision was completed.
4. The intersection of Millertown Pike and Ellistown Road is a small commercial node that has steadily grown over the last 6 years with the construction of a Dollar General and a Contractor's office with a storage yard.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The CR zone provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas and is intended for the recurring shopping and personal service needs of nearby rural residential areas.
2. The CR zone should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas. The subject property meets the intent and recommended location criteria for the CR zone as it abuts the commercial node at the intersection of Millertown Pike, a minor arterial, and Ellistown Road, a major collector.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The proposed rezoning is compatible with the neighboring CA and CR zoning, and the permitted uses are limited to those generally patronized by area residents.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The CR zone has development performance standards, such as increased setbacks and landscaping requirements when adjacent to residential zones, to maximize compatibility between commercial uses and surrounding rural areas (Article 5, Section 5.37.06-09). Site development standards also call for ample landscaping in parking areas and around the building façade, and for all site lighting to be directed away from residential zones and any public rights-of-way.
2. The rezoning is not anticipated to negatively impact the surrounding area, as it would be a minor extension of a commercial node with direct access to Millertown Pike, and it would require landscape screening along shared lot lines with residential properties.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

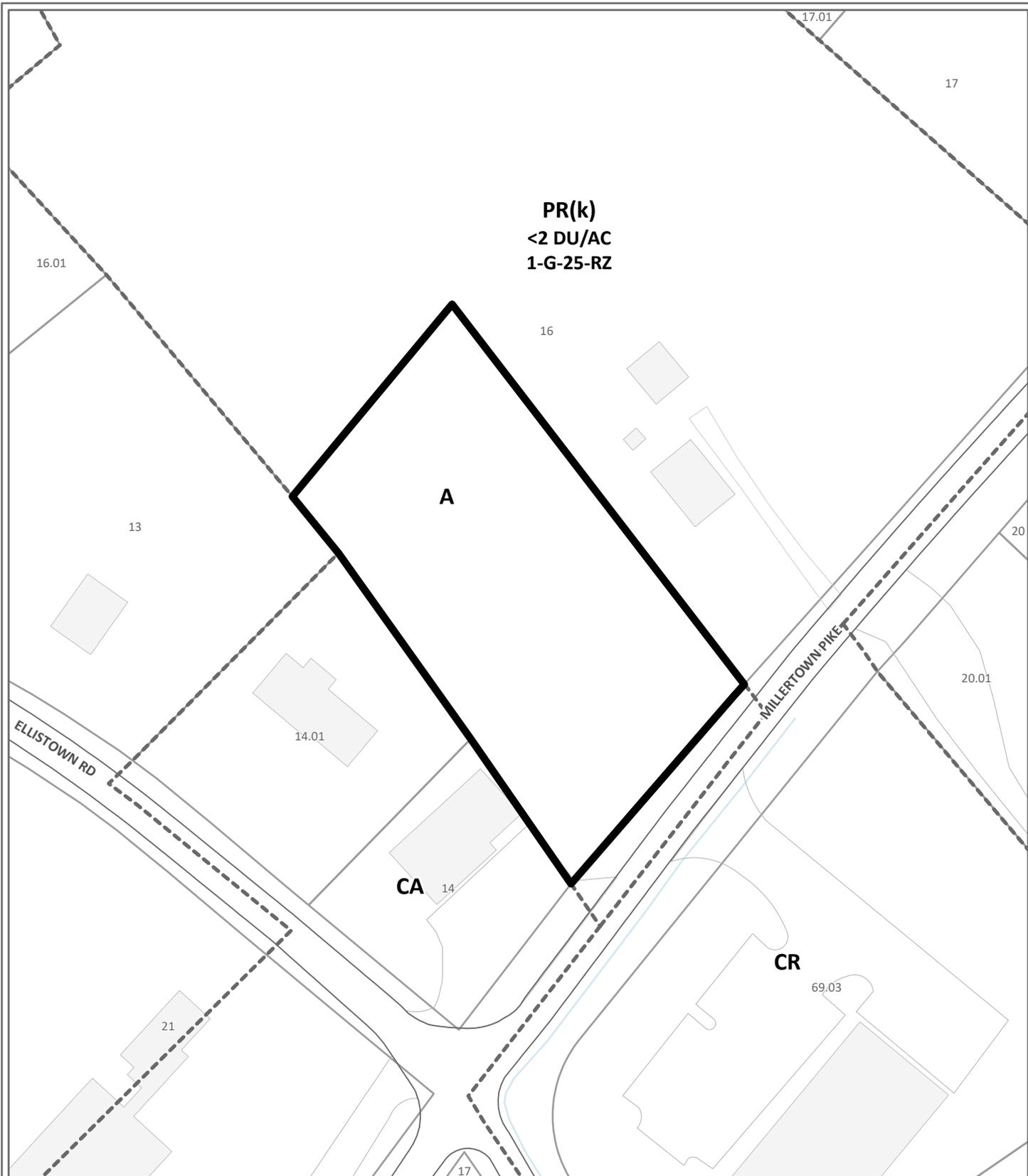
1. The subject property is designated RCC (Rural Crossroads Commercial) on the Future Land Use Map. The RCC place type is intended to provide rural communities with goods and services that meet day-to-day and agricultural needs. The CR zone is directly related to the RCC place type.
2. The RCC place type recommends a land use mix of primarily commercial, civic, and residential uses, and building forms with heights limited to 1-2 stories. The allowable uses and dimensional standards of the CR zone align with the intent of the RCC place type, as the allowable uses are limited to those generally patronized frequently by nearby residents, and building heights are limited to 35 ft.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 4: Incentivize walkable mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development, and Implementation Policy 2: Ensure the development is sensitive to the existing community character. The CR zone at this location would support continued growth of a rural commercial node on a scale compatible with the area's rural character.
4. The subject property is within the Rural Area of the Growth Policy Plan. The requested zone is supported by the RCC place type, which is consistent with the Rural Area designation.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: East Knox County Elementary, Carter Middle, and Carter High.

If approved, this item will be forwarded to Knox County Commission for action on 4/20/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

3-A-26-RZ

Petitioner: 1222 Development LLC



From: A (Agricultural)

To: CR (Rural Commercial)

Map No: 51

Jurisdiction: County



Original Print Date: 1/28/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Existing Land Use Map

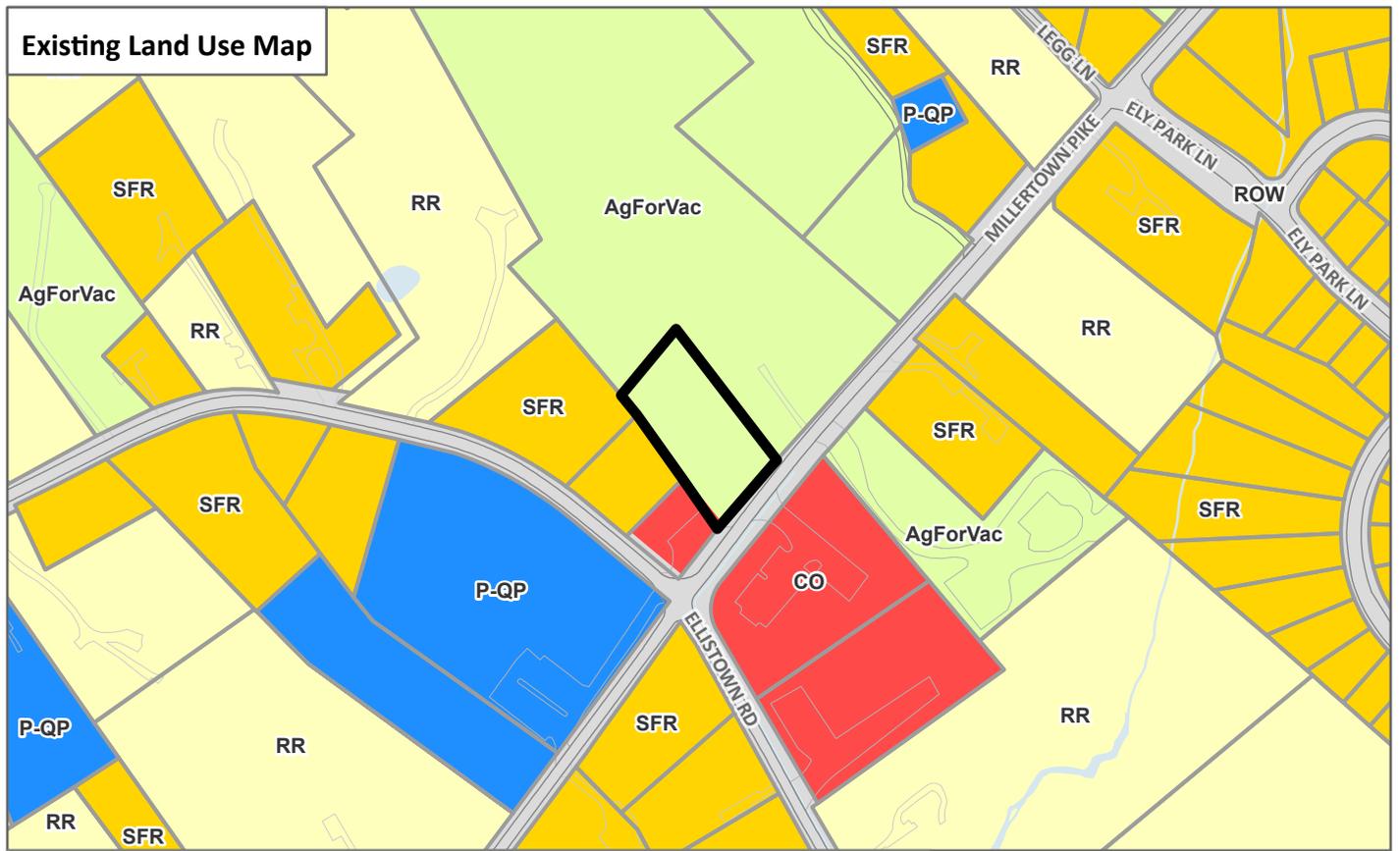


EXHIBIT A, CONTEXTUAL MAPS

3-A-26-RZ



Case boundary

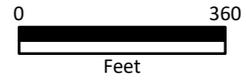
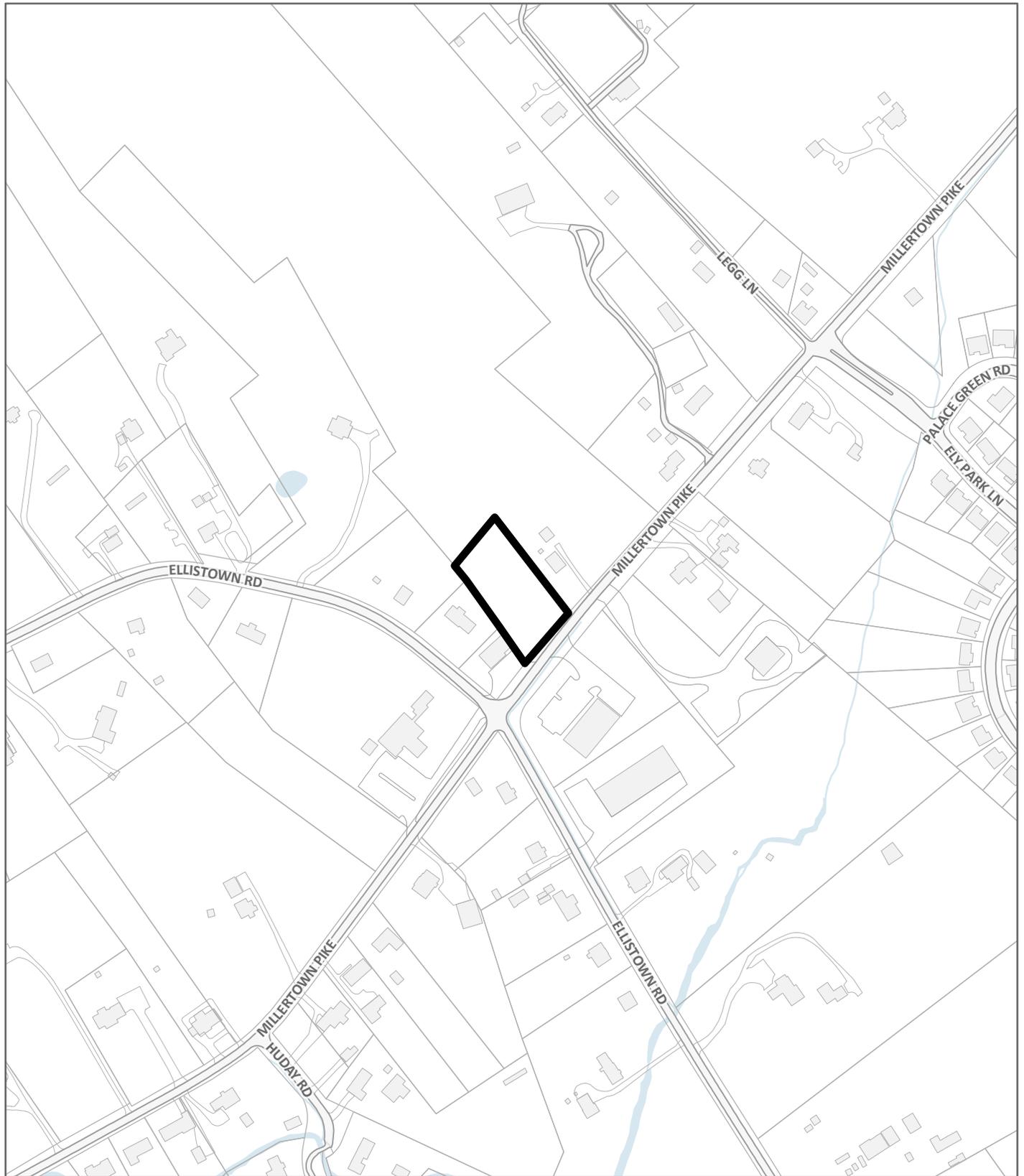


Exhibit A. Contextual Images



LOCATION MAP

3-A-26-RZ



Case boundary

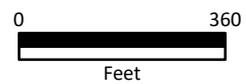


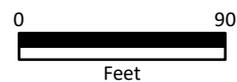
Exhibit A. Contextual Images



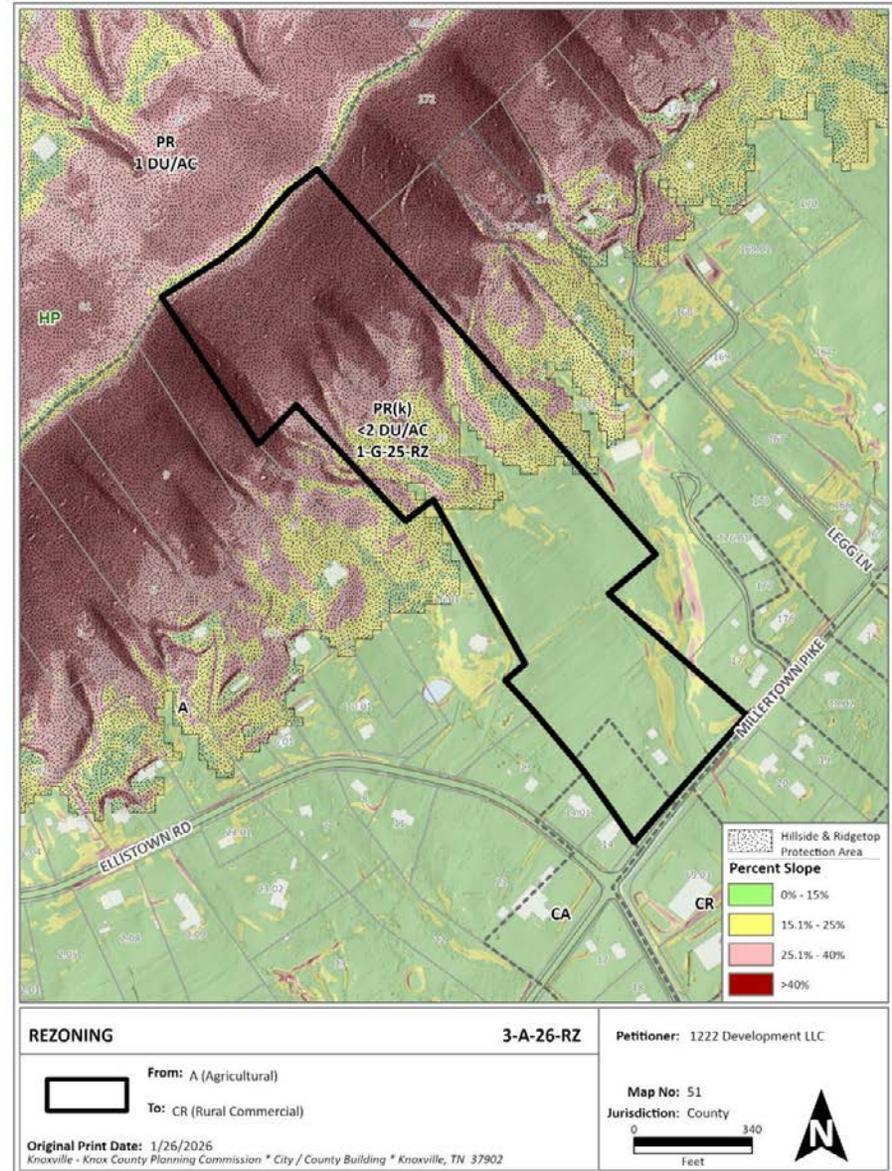
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	22.68		
Non-Hillside	10.18	N/A	
0-15% Slope	0.53	100%	0.53
15-25% Slope	2.32	50%	1.16
25-40% Slope	2.80	20%	0.56
Greater than 40% Slope	6.85	10%	0.68
Ridgetops			
Hillside Protection (HP) Area	12.49	Recommended disturbance budget within HP Area (acres)	2.93
		Percent of HP Area	23.5%



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

~~12/24~~ 02/20/2026
Date to be Posted

~~1/10/26~~ 03/05/2026
Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
 No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Stefan Claar

Applicant Name

11/12/25

Date